



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-258: To authorize the special use of the properties known as 6320 Daytona Drive, 6330 Daytona Drive, and 6340 Daytona Drive, for the purpose of up to eight single-family detached dwellings, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 3, 2026

PETITIONER

Mark Baker - Baker Development Resources

LOCATION

6320 Daytona Drive, 6330 Daytona Drive, and 6340 Daytona Drive

PURPOSE

The applicant is proposing to subdivide three existing, contiguous parcels and for the construction of five single-family detached dwellings. As introduced, the ordinance would have authorized the development of eight units. However, the applicant has since submitted alternative plans that would reduce the total number of dwellings from eight to five.

The properties are currently located within the R-3 Single-Family Residential District and do not meet the current requirements for lot area and width. Therefore, a Special Use Permit is required to authorize this request.

RECOMMENDATION

Staff finds that the proposed use aligns with the Master Plan recommendations for Residential land uses and is a recommended Primary Use. Staff has worked with the applicant to properly site buildings, incorporate a new public sidewalk, future right-of-way, and emphasize single-family dwellings within what is predominantly a single-family neighborhood.

Staff finds that Residential land use category encourages driveways to be located “off an alley behind the home if an alley is present” (p. 80). Staff finds that the subject parcels are not currently accessed by an alley, and therefore, the construction of driveways is permissible in this area. However, to accommodate the potential for an alley to be constructed in the future, staff recommends the following changes to the conditions to the existing ordinance:

3(f) Prior to the issuance of any building permit for the Special Use, the establishment of up to five residential lots, and accompanying conveyance to the City of a permanent nine-foot-wide public easement, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

Staff concludes that the proposed ordinance conditions continue to substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits.

Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request, with the following additional condition:

3(f) Prior to the issuance of any building permit for the Special Use, the establishment of up to five residential lots, and accompanying conveyance to the City of a permanent nine-foot-wide public easement, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

FINDINGS OF FACT

Site Description

The properties are located in the Hioaks neighborhood on Daytona Drive between Whitehead and Pierpont Roads. The vacant properties are a combined 34,020 square feet (0.78 acres).

Proposed Use of the Property

Five single-family detached dwellings. The proposed density is five units upon 0.78 acres or roughly 6 units per acre.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (p. 54).

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The current zoning for the property is R-3, Single-Family Residential. The following sections of the zoning ordinance are not met:

Sec. 30-406.4. Lot area and width

Single-family dwellings in the R-3 Single-Family Residential District shall be located on lots of not less than 10,000 square feet in area with a width of not less than 75 feet.

The proposed lot areas are within a range of 6,337 and 6,474 square feet.

The proposed lot widths are approximately 46 ft.

The special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as up to ~~[eight]~~ five single-family detached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- No fewer than ~~[sixteen]~~ five off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- ~~[Prior to the issuance of any building permit for the Special Use, the establishment of up to eight residential lots, and one private easement, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.]~~
- Prior to the issuance of any building permit for the Special Use, the establishment of up to five residential lots, and accompanying conveyance to the City of a permanent nine-foot-wide public easement, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.
- Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets
- The Owner shall make improvements within the right-of-way, including the installation of new sidewalk along Daytona Drive, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

Surrounding Area

Adjacent properties to the north, south, and east are within the same R-3 District. The area is primarily residential properties.

Neighborhood Participation

Staff notified adjacent property owners of the application. Staff has received two letters from the public regarding the proposal.

Staff Contact: Jonathan Brown, Principal Planner, Land Use Administration, 804-646-5734